

CITY PLANNING COMMISSION MEETING AGENDA

TUESDAY, FEBRUARY 26, 2019
1:30 P.M.

CITY COUNCIL CHAMBER
(CITY HALL 1E07)

PUBLIC HEARING:

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, FEBRUARY 26, 2019 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

A. OLD BUSINESS:

1. **ZONING DOCKET 009/19** – Request by City Council Motion No. M-18-503 for a text amendment to the Comprehensive Zoning Ordinance to amend Article 19 *Temporary Prohibitions* to establish a new Interim Zoning District (IZD) to be named the Lower Ninth Ward Housing Development IZD, the intent of which is to establish standards for the redevelopment of non-conforming lots in the areas currently zoned S-RS Suburban Single-Family Residential District and S-RD Suburban Two-Family Residential District, which recently received new Future Land Use Map designations in the City’s Master Plan, generally bounded by N. Claiborne Avenue, the Industrial Canal, Florida Avenue, and Delery Street; to allow for the development of single-family residences on existing non-conforming lots of record, with lot widths of thirty (30) feet or less, regardless of whether the lot is in common ownership with the adjacent property, and to allow for the development of two-family residences, where permitted by the underlying zoning, to be developed on existing non-conforming lots, regardless of whether the lot is in common ownership with the adjacent property, with a lot width of thirty (30) feet; to permit a front yard setback of ten (10) feet while allowing a variation of three (3) feet plus or minus to provide variation on the block face; to eliminate the off-street parking requirement for single-family residences and to reduce the off-street parking requirement for a two-family residences to one (1) off-street

parking space; and to otherwise provide for with respect thereto. **(Deferred from the February 12, 2019 City Planning Commission meeting.) (NJ)**

2. **ZONING DOCKET 010/19** – Request by City Council Motion No. M-18-504 for a zoning change from an S-RD Suburban Two-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District for all properties currently zoned S-RD District, in the Third Municipal District, generally bounded by St. Claude Avenue, the Industrial Canal, Florida Avenue, and the Orleans/St. Bernard Parish Line. (PD 8) **(Deferred from the February 12, 2019 City Planning Commission meeting.) (LM)**

B. NEW BUSINESS:

3. **ZONING DOCKET 023/19** – Request by Stronger Hope Baptist Church for a conditional use to permit a community center in an HU-RD2 Historic Urban Two-Family Residential District, on Square 451, Lots 16, 1A, 1B, 2, 13, 14, and 15, in the Fourth Municipal District, bounded by South Galvez Street, First Street, South Miro Street, and Second Street. The municipal addresses are 2403 South Galvez Street and 3520-3532 First Street. (PD 2) **(EH)**
4. **ZONING DOCKET 024/19** – Request by Robo Development, LLC for conditional uses to permit a micro-brewery and bar over 5,000 square feet in floor area with retail sales of packaged alcoholic beverages and live entertainment (secondary use) in an HU-MU Historic Urban Neighborhood Mixed-Use District, a GC Greenway Corridor Design Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 360, Lots 5 and 6 or Lots 5, 6, 9, and 10, in the Second Municipal District, bounded by Lafitte Avenue, Toulouse Street, North Broad Street, and North White Street. The municipal address is 2745 Lafitte Avenue. (PD 4) **(JC)**
5. **ZONING DOCKET 025/19** – Request by Rice Capital Holdings I, LP for a conditional use to permit a warehouse in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 156, Lots 102-A, 102-B, 1, 2, 3, 4, 1-A, in the First Municipal District, bounded by Camp Street, Clio Street, Calliope Street, Magazine Street, and Erato Street. The municipal addresses are 1118-1122 Gaiennie Street and 1134-1144 Camp Street. (PD 2) **(WM)**
6. **SUBDIVISION DOCKET 145/18** – Request by Susan Rivers and Jose Ismael to re-subdivide Lots 2 and 3 into proposed Lots 3-A-1, 3-A-2, and 3-A-3, Square 24, in the Fifth Municipal District, bounded by Mardi Gras Boulevard, Magellan Street, Numa Street and Bringier Street. The municipal addresses are 1912-1920 Mardi Gras Boulevard. (PD 12) **(RB)**
7. **SUBDIVISION DOCKET 003/19** – Request by 4818-20 Carondelet St., LLC and Stephanie and John Barksdale to re-subdivide Lots B and B-1 into proposed Lots B2 and B-1A, Square 410, in the Sixth Municipal District, bounded by Carondelet Street, Bordeaux Street, Saint Charles Avenue and Upperline Street. The municipal

addresses are 4818-20 Carondelet Street and 4827 Saint Charles Avenue. (PD 3) **(HD)**

- 8. SUBDIVISION DOCKET 006/19** – Request by Ollivier Guiot to re-subdivide Lots 10 and 11 into proposed Lots 10A and 11A, Square 83, in the Seventh Municipal District, bounded by Maple, Hampson, Short, and Fern Streets. The municipal addresses are 7919 Hampson Street and 7916–7918 Maple Street. (PD 3) **(LM)**

C. 2019 SHORT TERM RENTAL STUDY PUBLIC HEARING – TO BEGIN NO EARLIER THAN 2:30 PM

- 9. 2019 SHORT TERM RENTAL STUDY** – Request by City Council Motion M-19-6 for the City Planning Commission to conduct a public hearing and study on possibility of special programs or conditions that would allow for the issuance of two or more Residential Short Term Rental licenses to a single license holder to incentivize economic development in certain areas of the city, without imposing secondary effects relative to its residential fabric. The CPC will consider and recommend provisions including but not limited to:

- The creation of an Economic Development Incentive STR Zone, possibly to be created as an overlay zoning district;
- The size of any such zone;
- The cap on the total number of Residential STR licenses within any such zone;
- The cap on the number of Residential STR licenses per owner within any such zone; and
- The possibility of a “grandfather” provision to allow any existing or prior Temporary or Commercial license holders whose license lapsed during the Short Term Rental Interim Zoning District effectiveness to regain one or more licenses for use in the Economic Development Incentive STR Zone.

OTHER MATTERS:

- A. Adoption of the minutes of the February 12, 2019 meeting.
- B. Committee reports.
- C. Announcements.

Robert D. Rivers
Executive Director

RDR/skk